035.0	0002	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,062,500	/	1,062,500
USE VALUE:	1,062,500	/	1,062,500
ASSESSED:	1,062,500	/	1,062,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EMERSON MARY I/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	12 NORCROSS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EMERSON MARY I -
Owner 2:	-
Street 1:	12 NORCROSS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .232 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1960, having primarily Wood Shingle Exterior and 3457 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10106.000	599,700		462,800	1,062,500
Total Card	0.232	599,700		462,800	1,062,500
Total Parcel	0.232	599,700		462,800	1,062,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.37 | /Parcel: 307.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24208

GIS Ref

GIS Ref

Insp Date 11/01/18

!2859!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	599,700	0	10,106.	462,800	1,062,500		Year end	12/23/2021
2021	104	FV	572,500	0	10,106.	462,800	1,035,300		Year End Roll	12/10/2020
2020	104	FV	572,400	0	10,106.	462,800	1,035,200	1,035,200	Year End Roll	12/18/2019
2019	104	FV	425,600	0	10,106.	419,400	845,000	845,000	Year End Roll	1/3/2019
2018	104	FV	425,600	0	10,106.	397,700	823,300	823,300	Year End Roll	12/20/2017
2017	104	FV	399,300	0	10,106.	347,100	746,400	746,400	Year End Roll	1/3/2017
2016	104	FV	399,300	0	10,106.	296,500	695,800	695,800	Year End	1/4/2016
2015	104	FV	356,000	0	10,106.	274,800	630,800	630,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:10:16

LAST REV

Date	Time
05/10/21	11:03:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EMERSON MARY I,	77643-495	1	4/29/2021	Convenience	1	No	No		
EMERSON RICHARD	68857-102		2/3/2017	Convenience	1	No	No		
	12533-183		10/3/1973		12,000	No	No		N

USER DEFINED

Prior Id # 1:	24208
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1101	New Wind	12,335	C				
2/22/2018	195	New Wind	15,113	C				
12/21/2016	2195	Redo Bat	12,000	C				1st fl bath remod
6/7/2016	765	New Wind	14,805					
11/7/2013	1646	Manual	4,000	C				
8/13/2007	685	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/31/2014	Info Fm Prmt	EMK	Ellen K
3/26/2009	Meas/Inspect	189	PATRIOT
3/9/2000	Mailer Sent		
3/6/2000	Measured	197	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10106		Sq. Ft.	Site		0	64.	0.72	3									462,839						462,800	

Total AC/HA:	0.23200	Total SF/SM:	10106	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	462,839	Spl Credit		Total:	462,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04533124
Const Adj.:	1.01303005
Adj $ / SQ:	190.611
Other Features:	132712
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736699
Depreciation:	137026
Depreciated Total:	599673

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

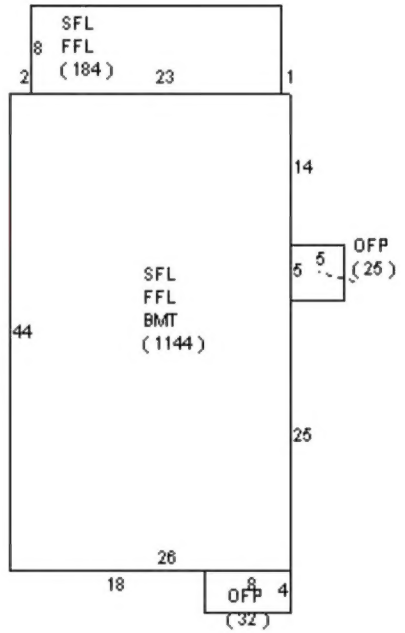
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.61
Special Features:	0	Val/Su Net:	155.48
Final Total:	599700	Val/Su SzAd	225.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	190.610	253,132
SFL	Second Floor	1,328	190.610	253,132
BMT	Basement	1,144	83.200	95,183
OFP	Open Porch	57	44.570	2,541

Net Sketched Area:	3,857			Total:	603,988
Size Ad	2656	Gross Area	3857	FinArea	3457

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	